

DISTRICT I ADVISORY BOARD AGENDA

May 1, 2017, 6:30 p.m.

Atwater Neighborhood Resource Center
2755 E. 19th St. N., Wichita, KS 67214

ORDER OF BUSINESS

Call to Order

Approval of agenda for May 1, 2017

Approval of minutes for April 3, 2017

Public Agenda

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No items

2. Off Agenda Items

Individuals present that did not request to speak prior to the meeting may speak at this time.

Staff Reports

3. Fire Report

Fire Department will provide information on activity in the District I community.

Recommended Action: Receive and file

4. Police Report

Police Department will provide information on activity in the District I community.

Recommended Action: Receive and file

5. Library Report

Library staff will provide information on activity in the District I community.

Recommended Action: Receive and file

6. Park & Recreation Report

Park & Recreation staff will provide information on activity in the District I community.

Recommended Action: Receive and file

New Business

7. Sewer Improvements to Serve Roosevelt Avenue

Rebecca Greif, Department of Public Works & Utilities will present this information. The private sanitary sewer along Roosevelt Avenue, north of 9th Street is undersized and clogged with roots. A public sewer needs to be extended to alleviate the private services running in right-of-way and crossing private property lines.

A petition was circulated by property owners in the area and was returned with 80% of the resident owners representing 76% of the improvement district area in favor of the project. The proposed improvement consists of extending a lateral sanitary sewer to serve the properties. The petition is valid per Kansas Statute 12-6a01.

The estimated cost of the improvements is \$65,000. The project will be funded 27.8% by the improvement district and 72.2% by the Sewer Utility cash reserves or future revenue bond sales. If revenue bonds are issued, and additional 8% will be added for financing and administrative costs.

Recommended Action: It is recommended that the District Advisory Board recommend approval of the petition.

8. Request for Resolution of Support for Application for Housing Tax Credits (Holyoke Gardens Senior Residences)

John Hall, Housing and Community Services Department, will present this information.

The proposed Holyoke Gardens housing project is to be developed at 2717 N. Holyoke. According to the applicant, the proposed project will include construction of a three story building in order to provide for 42 two-bedroom apartment units. The apartment units will be offered to senior citizens, exclusively, and will feature ceramic tile showers and floors, with accessible roll-in/walk-in showers.

HTC rent amounts are estimated to be between \$590 and \$640 per month. The City's HTC Policy requires a set-aside of 20% of the units for market rate tenants. Waiver of this requirement is requested, as the project will serve senior citizens, a special needs population. The HTC Policy provides for a waiver of the 20% market rate unit requirement when special needs populations are exclusively served.

Recommendations/Actions: It is recommended that the District Advisory Board approve a recommendation for adoption of the Resolution of Support for the HTC application, waiving the 20% market-rate unit requirement, subject to re-zoning of the site.

9. Request for Resolution of Support for Application for Housing Tax Credits (Waterman Apartments)

John Hall, Housing and Community Services Department, will present this information.

The proposed project involves acquisition and renovation of the Waterman Apartments, located at 1718-1726 E. Waterman. The project will offer a total of 11 apartment units upon completion, including 10 one-bedroom apartment units, and one studio apartment unit. The existing garage structure at the rear of the site will be demolished, in order to provide additional surface parking spaces. The renovation plan includes plumbing, electrical, and flooring upgrades, in addition to exterior improvements. Each individual apartment is currently heated and cooled utilizing window units in the living rooms. These units will be updated and additional units will be added to the bedrooms. The existing laundry area will also be improved.

HTC rent amounts are estimated to be \$305 for the studio apartment unit, and between \$485 and \$560 for the one-bedroom units. One of the units will be offered for lease to a homeless individual.

Recommendations/Actions: It is recommended that the District Advisory Board approve a recommendation for adoption of the Resolution of Support, waiving the 20% market rate unit requirement.

10. CON2017-00013 SF-5 Single-Family Residential to Conditional Use request for an accessory apartment

Kathy Morgan, Metropolitan Area Planning Department, will present this request. The applicant is requesting a Conditional Use for a 25-foot by 55-foot accessory apartment to be located on an unplatted lot. The property is zoned SF-5 Single-Family Residential. It is currently developed with a single-family home and accessory buildings. The site is serviced by a septic system. The accessory apartment will have a separate septic system on the site.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to five conditions.

Board Agenda

11. Updates, Issues and Reports

Opportunity is provided for the Council Member and the District Advisory Board members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Receive and file

The next DAB I meeting will be held at 6:30 p.m., June 5, 2017, at the Atwater Neighborhood Resource Center, 2755 E. 19th St. N., Wichita, KS 67214.

Adjourn